FROM:

ANDY SCOTT GALYON, et ux
NEVA DIXIE GALYON

TO:

JAMES PATRICK NICHOL, Trustee

FROM:

JAMES PATRICK NICHOL, Trustee

BOOK 4521 PAGE 565

TO:

VERA B. GALYON

# QUITCLAIM DEED

JUL 20 [illegible] MISC A* 6.00 * 6.00

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Vera B. Galyon<br>2640 Ravine Drive<br>Nashville, Tennessee 37217 | First Federal Savings<br>& Loan Association<br>236 Fourth Avenue North<br>Nashville, Tennessee 37219 | 119-2-105 |

mail to

This Instrument Was Prepared By:

James Patrick Nichol
Ingraham, Coleman & Nichol
Suite 1720 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration or Value, Whichever is greater, for this transfer Is: $ 50.00

~~(Affiant)~~

Sworn to and subscribed before me this the 14th day of July 1971.

(Notary Public)

My commission expires: 10-24-73

FOR AND IN CONSIDERATION of the sum of One and no/100($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged and for the purpose of making a re-conveyance to create a fee simple estate in Vera B. Galyon, We, Andy Scott Galyon and Neva Dixie Galyon, have bargained and sold, and by these presents do hereby transfer and convey unto James Patrick Nichol, Trustee, his assigns and successors, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said Lot No. 5 fronts 114.1 feet on the southerly side of Glenrose Avenue and runs between lines, 162.7 feet on the westerly line and 163 feet on the easterly line to a dead line in the rear on which it measures 108 feet.

Being the same property inherited by Andy Scott Galyon and wife, Neva Dixie Galyon from Bennie R. Galyon, who died intestate in Davidson County, Tennessee, on March 18, 1971, leaving as his next of kin, his mother and father, the grantors herein, and being previously conveyed to Bennie R. Galyon by deed of record in Book 4447, page 91, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, and set-back lines applicable to said property.

This is improved property, known as 81 Glenrose Avenue, Nashville, Tennessee, 37211.

Said property is conveyed subject to such limitations, restrictions as may affect the premises.

And we do covenant with the said James Patrick Nichol, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Andy Scott Galyon and wife, Neva Dixie Galyon, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Patrick Nichol, Trustee. And now, I, the said James Patrick Nichol, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set our, do hereby quitclaim and convey unto Vera B. Galyon, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of July, 19 71.

Andy Scott Galyon

Andy Scott Galyon

Neva Dixie Galyon

Neva Dixie Galyon

James Patrick Nichol

James Patrick Nichol, Trustee

STATE OF TENNESSEE
COUNTY OF SEVIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Andy Scott Galyon Neva Dixie Galyon, the Bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal at Sevierville, Tennessee, this the 9 day of July, 1971.

Paul Atchley

Notary Public

My commission expires: Oct. 13, 1974

NOTARY PUBLIC PAUL ATCHLEY SEVIER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the above state and county, the within named James Patrick Nichol, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand this the 23 day of July, 1971, at Nashville, Tennessee.

Notary Public

My commission expires: October 24, 1973

B 23547

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IDENTIF. REFERENCE

JUL 20 9 54 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.